

## THOMAS KOONTZ • ARCHITECT, PC


Architecture • Interior Design • Project Development

Planning & Engineering  
Department

September 4, 2007

## MEMORANDUM

TO: Andrew Warren, Development Administrator

FROM: Tom Koontz 

SUBJECT: BCF Special Use Permit Amendment Application

Attached is a Special Use Permit Application requesting an amendment to Blacksburg Christian fellowship's original Special Use Permit.

It contains a signed Application, an extended description of the reason for the proposed Amendment, floor plans of the proposed sanctuary, exterior elevations of the proposed sanctuary, a site plan with the updated lot coverages, the plans of the original SUP, a photometric plan of the parking lot, and specifications on the parking lot light fixture.

A large (24 in x 36 in.) site plan has been attached for Staff reference.

A check from BCF in amount of \$562.52 is also attached to cover the cost of the Application and the postage.

## OFFICE USE ONLY

SUP # 07-0008Date 9.4.07

## TOWN OF BLACKSBURG

## SPECIAL USE PERMIT APPLICATION

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): Blacksburg Christian FellowshipAddress: 2300 North Main Street Phone: 540/552-8002Contract Purchaser or Agent: David Kingston - AgentAddress: 1409 Locust Avenue Phone: 540/951-1761Location or Address of Property for Special Use Permit:  
2300 North Main StreetTax Parcel Number(s): 071273, Map #167-A 1DPresent Zoning District: RR1Present Use of Property: Church FacilitySpecial Use Requested: Amendment to 1993 Resolution 6-D-93  
Addition to Facility and Parking Section:  
LotIs this request for an amendment to an existing special use permit? yes

Please provide the following information - attach separate pages if necessary:

## Description of the proposed use (or site modification)

Modification of Proposed Sanctuary, addition of Parking Lot  
Lighting, New One-Way Driveway, new vegetation buffer yard, and  
new Exit onto North Main Street.

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

See attached.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

See attached.

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The following items must accompany this application:

1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan)
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. **Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.**

SIGNATURE OF APPLICANT: \_\_\_\_\_

DATE: 8/31/07

**General Project Description:**

The original special use permit for a church use on this site was granted by Blacksburg's Town Council in 1988 under resolution 12-E-88. Subsequent amendments to this Special Use Permit are as follows:

- 1991 – Resolution 5-F-91 for additional parking and picnic shelter.
- 1993 – Resolution 6-D-93 for addition to existing facility, add parking, and master plan design.
- 1998 – Resolution 9-G-98 to permit private school to use the facility. The school no longer uses the facility.

This amendment to the existing Special Use Permit is being requested to allow Blacksburg Christian Fellowship to make improvements to parking and vehicular circulation paths, add a multi-use trail (bike path), modify the size of the proposed sanctuary, and add an entry vestibule. A revised master plan for the site has been prepared and includes the modified sanctuary, a new one way drive on the north side of the property, a new exit onto Main Street, new parking lot lighting, and architectural and vegetative barriers along property lines. The sanctuary seating capacity has not changed.

Attached to this Application are copies of the approved 1993 Master Plan, Schematic Floor Plans, and Exterior Elevations of the proposed future sanctuary, parking lot photo metrics, and specifications on the proposed parking lot light fixture.

**Conformance with the Zoning Ordinance:**

The site is located in RR-1 zoning comprising 14.8 acres (644,688 SF), exceeding the minimum lot size of 20,000 SF required by the Zoning Ordinance (Sect 4309). Following is a list of proposed amendments as well as a tabulation of the existing lot coverage as previously approved.

**Proposed Amendments**

1. Proposed Multi-Use Trail
2. Revised Future Sanctuary
3. Additional Parking Lot Lights
4. Proposed Porte Cochere
5. Proposed Entry Vestibule
6. Proposed One Way Drive Lane
7. Proposed Vehicular Exit

Town of Blacksburg. The items included in this amendment will not require additional infrastructure.

The following neighborhood impacts have been considered:

- Noise: No increase in noise is expected from the changes proposed in this amendment. Required landscape screens will be installed as shown on the attached site plan.
- Air pollution: No air polluting activities will take place on the site.
- The additional parking lot lighting will also provide additional safety in the parking lots.
- Odors, glare & vibration: The use of the site will not generate any discernable odors, glare, or vibrations.
- Wastes: There is no increase in wastes produced on site.
- Refuse: The existing refuse storage area will be maintained adjacent to the existing parking area. No increase in refuse is expected from the changes proposed in this amendment.
- Safety: The existing building and additions will be fully sprinkled by December 2007. There is a fire hydrant located at the entrance to the property on North Main Street and another one has been located near the future sanctuary. Site changes proposed in this amendment will improve access and circulation for fire fighting equipment.
- Accessibility: The site and building additions are accessible as required by 2003 IBC and ADA.
- Traffic: The 1993 Master Plan permitted 800 seats in the proposed sanctuary. This seating capacity and the number of Sunday morning services are not changing under this proposed amendment. Therefore traffic levels are not expected to change from what has been approved. A new one-way drive on the north side of the site is being proposed to reduce congestion on site between the parking lots. A new exit on to North Main Street is being proposed to allow cars to exit the property more quickly and safely. Sight-lines at the proposed exit, as required by VDOT, shall be provided.
- Parking: The maximum capacity of the new sanctuary is approved at 800 seats. Blacksburg Zoning Ordinance, Sect. 5220, requires a minimum 200 spaces; 387 spaces are provided. The original parking lot has pole mounted lights. Parking lot lighting is being proposed to be installed in the lots already in the Master Plan. A photometric chart is attached showing the lighting levels proposed. As required by the

Planning & Zoning  
 06/11/13

**Existing, Approved Lot Coverage**

|                                  |                  |
|----------------------------------|------------------|
| Parking, Drives, & Walkways      | 155,947 sf       |
| 1988 Original Building           | 11,620 sf        |
| 1993 Education Addition          | 7,180 sf         |
| 2007 Education Addition          | 7,031 sf         |
| <u>Future Sanctuary Addition</u> | <u>10,624 sf</u> |
| Total Existing Lot Coverage      | 192,402 sf       |

**Proposed Amended Lot Coverage**

|  |                 |
|--|-----------------|
| Sanctuary Addition                     | 5,730 sf        |
| Entry Vestibule                        | 100 sf          |
| Porte Cochere                          | 0 sf            |
| One Way Drive Lane                     | 5,959 sf        |
| Vehicular Exit                         | 1,329 sf        |
| <u>Multi-Use Trail</u>                 | <u>3,779 sf</u> |
| Total of Proposed Amended Lot Coverage | 16,897 sf       |

|                                    |            |
|------------------------------------|------------|
| Total Lot Coverage with Amendments | 209,299 sf |
| Lot Size                           | 644,688 sf |
| Percentage of Lot Coverage         | 32.47%     |
| Total Floor Area                   | 65,388 sf  |
| Floor Area Ratio                   | 10.1%      |

**Harmony of the Specific District:**

The proposed changes to the existing church and parking will not alter the harmony of the neighborhood or the District. Parking capacity and building occupancy do not change. The materials of the proposed sanctuary will be in the same scale and character as the existing building. Schematic plans and exterior elevations of the sanctuary are attached. The scale and massing of the sanctuary are restricted by the zoning height limitation of 35 feet and diminished by the large site and open space around the building.

A landscape screen (both vegetative and architectural) exists between the church property and the houses along the northwest property line. This existing screen will be extended to further separate the one-way drive. A landscaping screen is under construction along the east side of the property that will screen the new parking lot and its lighting from the adjacent neighborhood. Landscape buffers are shown on the attached site plan.

**Neighborhood Impact:**

The service infrastructure was updated during recent construction. The Building is no longer on a septic system; it is connected to the Town's sewer system. Water, sewer and electrical services are adequate and have been approved by the

### Lighting and Sound

zoning ordinance, they do not exceed 5 foot candles average. Light spillage from the new lights is contained on site by using a down-lighting luminaire. A specification sheet on the luminaire is attached. The pole shall be 20 feet tall. Both the pole and the luminaire shall have a bronze finish.

### Church Schedule of Activities:

The current schedule of activities of the church will not be altered as a result of this amendment.

- Primary Worship Services: Sunday mornings with an average attendance of 700 in two services and special evening services on holidays.
- Other meetings: Small group meetings, scheduled and unscheduled, currently take place throughout the week.
- Parking lot lighting is typically used a maximum of twice a week with the lights turned off no later than 11:00 pm. All other times the lights are not on.

### Adjacent Land Owners:

Listed below are the addresses of landowners that have property abutting the site. The numbers to the right of the name and address refer to the tax parcel number(s).

|  |                |
|--|----------------|
| Lambert, Arlean Hale<br>7 Crowell Place<br>Maplewood, NJ 07040   | 007761         |
| Wyatt Farm Homeowners Association, Inc.<br>C/O Dr. John R. Wilson<br>HC 81 Box 74<br>Lewisburg, WV 24901 | 034085; 032171 |
| Collier, Bramble Gene et al<br>208 Maywood St.<br>Blacksburg, VA 24060                                   | 023855; 003706 |
| Falls, Barbara H.<br>206 Maywood St.<br>Blacksburg, VA 24060   | 013500         |
| Waller, Barbara  | 003358         |

204 Maywood St.  
Blacksburg, VA 24060

Robinson, Grant U., Jr. & Rita Jean  
202 Maywood St.  
Blacksburg, VA 24060

008001

Hodge, Donald R.  
P.O. Box 321  
Blacksburg, VA 24063

020004

Tlou, Josiah S.  
108 Maywood St.  
Blacksburg, VA 24060

019431

Caldwell, Randall & Bonnie B  
106 Maywood St.  
Blacksburg, VA 24060

020122

Harris, Adrean B. & Michelle L.  
104 Maywood St.  
Blacksburg, VA 24060

001381

Bartschmid, Betty R.  
3390 Happy Hollow Rd.  
Blacksburg, VA 24060

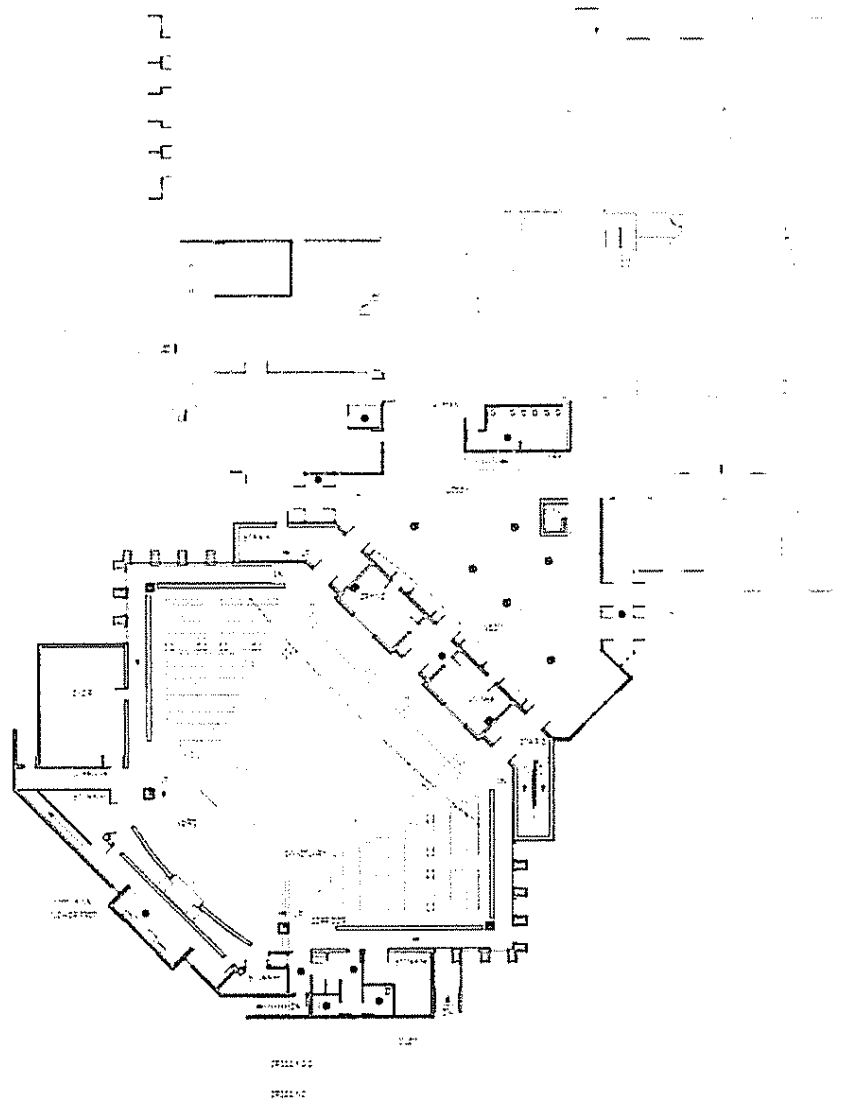
008704

Bartschmid, Betty R. & Pederson, Karen A.  
3390 Happy Hollow Rd.  
Blacksburg, VA 24060

014671

Blacksburg Christian Fellowship  
10000  
Blacksburg, VA 24060  
Planning & Engineering  
Department

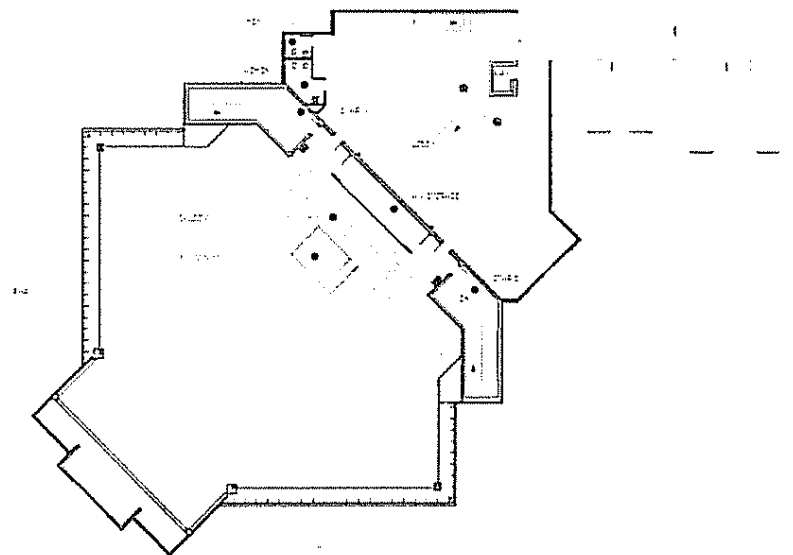




→ FIRST FLOOR PLAN  
DATE: 10-1-11

RECEIVED

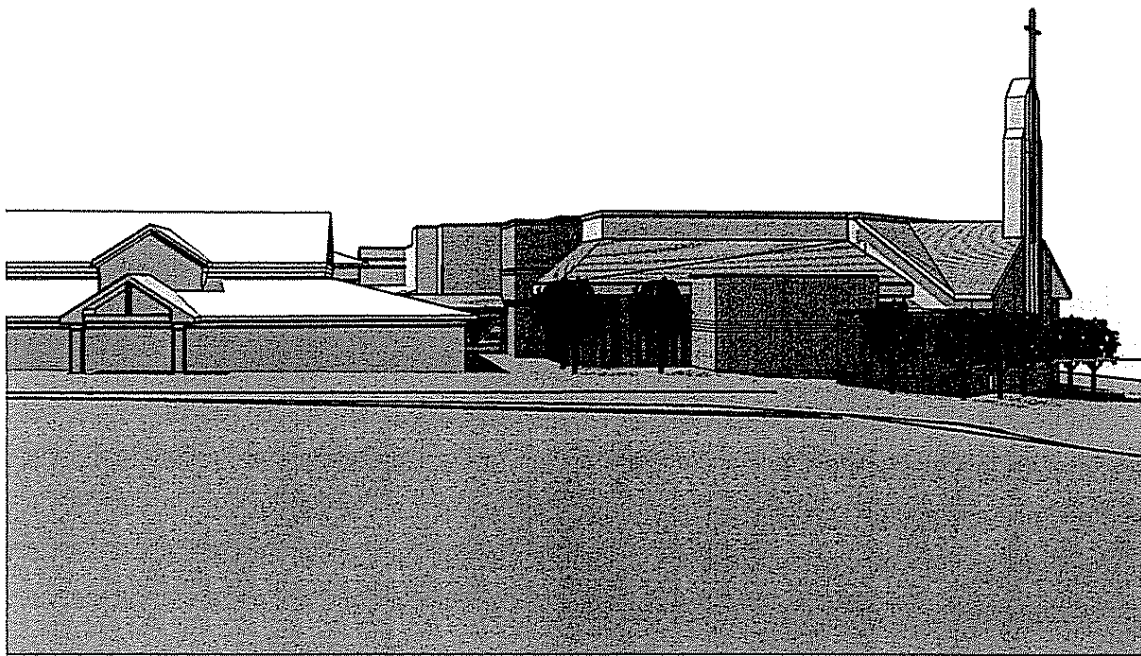
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➤ SECOND FLOOR PLAN  
1/16" = 1'-0"

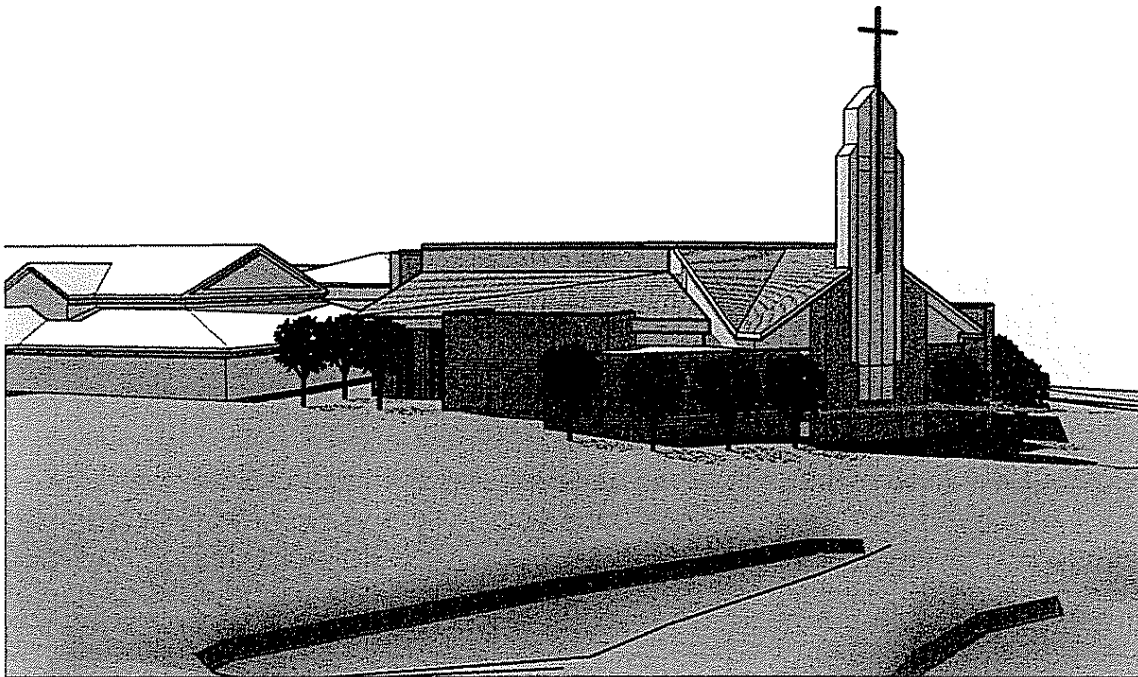
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Planning & Engineering  
[Signature]



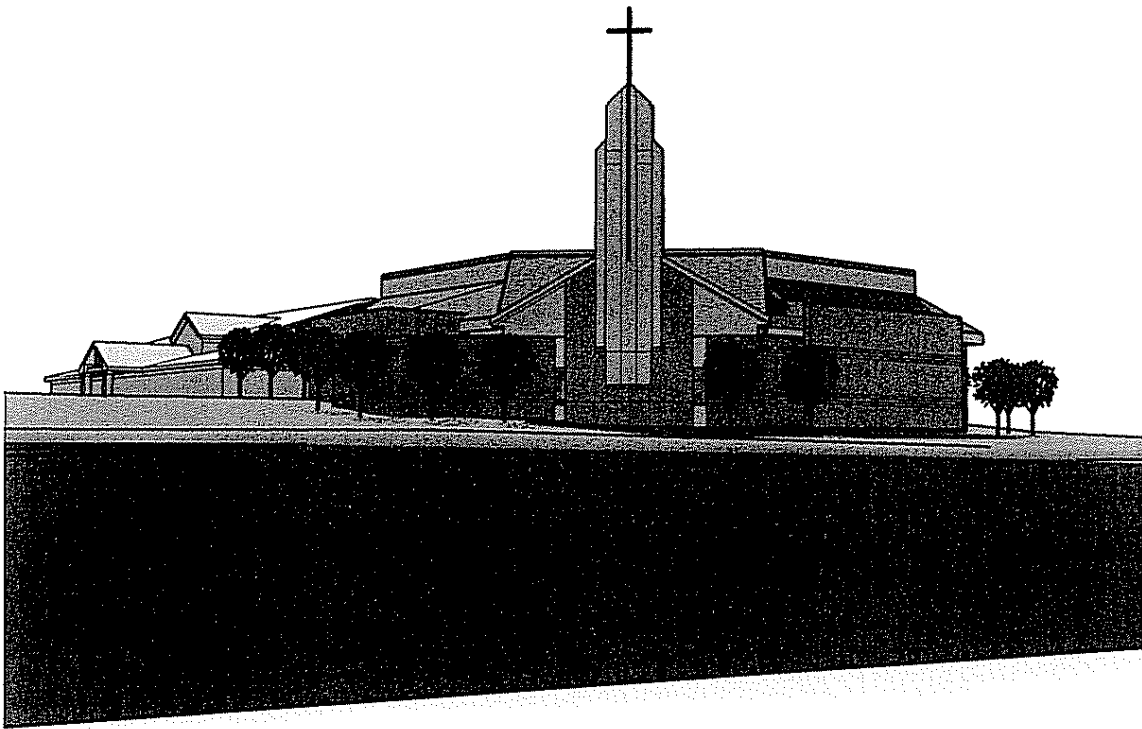
Original Building and Proposed Sanctuary looking east

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Original Building and Sanctuary looking northeast

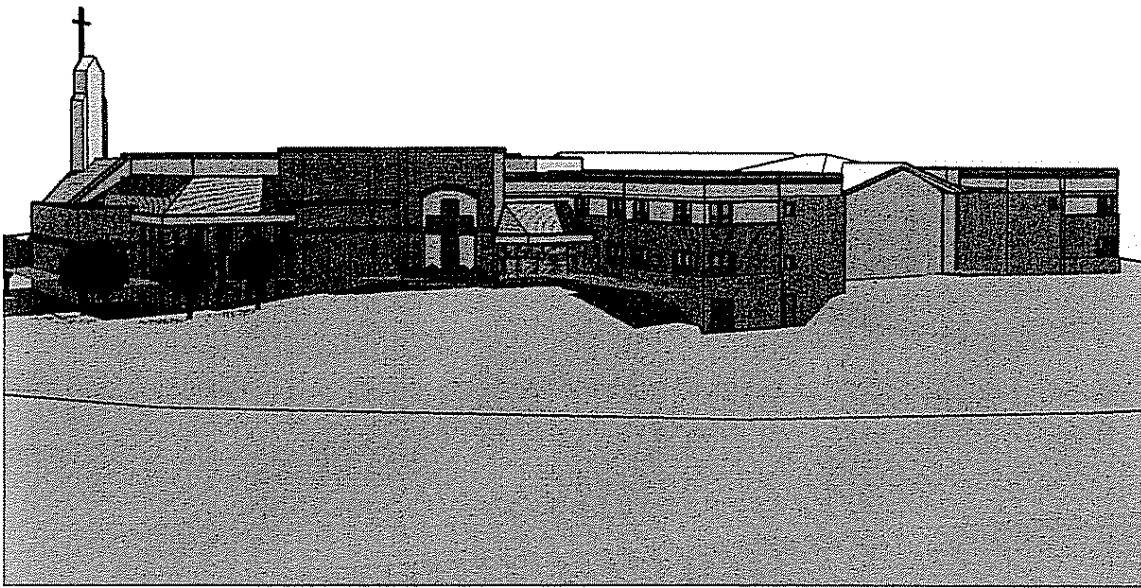
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DEPARTMENT



Sanctuary looking north

RECEIVED  
2011-03-10

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2007 education Wings, Original Building, and sanctuary looking northwest



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**THOMAS KOONITZ ♦ ARCHITECT**  
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Telephone (703) 951-4935

Architecture • Environmental Design • Project Development

**PROJECT**  
MASTER PLAN FOR  
BLACKSBURG CHRISTIAN  
FELLOWSHIP  
2200 North Main Street • Blacksburg • Virginia

**UNIT TITLE**  
MASTER PLAN

**DATE**  
12/26/92

**SCALE**  
1" = 200'

**DESIGNED BY**  
T.K.

**DRAWN BY**  
C.D.M.

**CHECKED BY**  
T.K.

**DATE**  
12/26/92

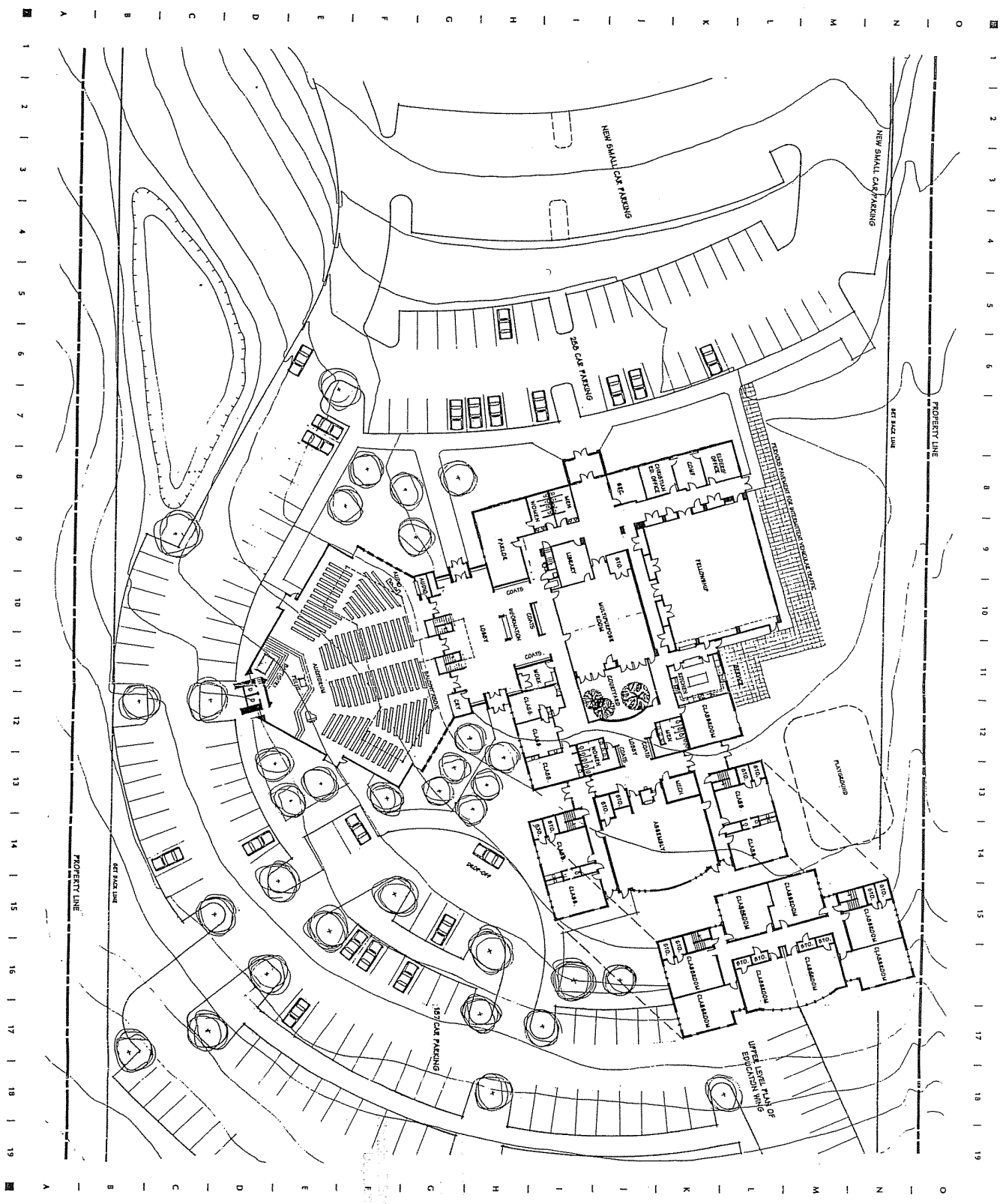
**PROJECT NO.**  
9275

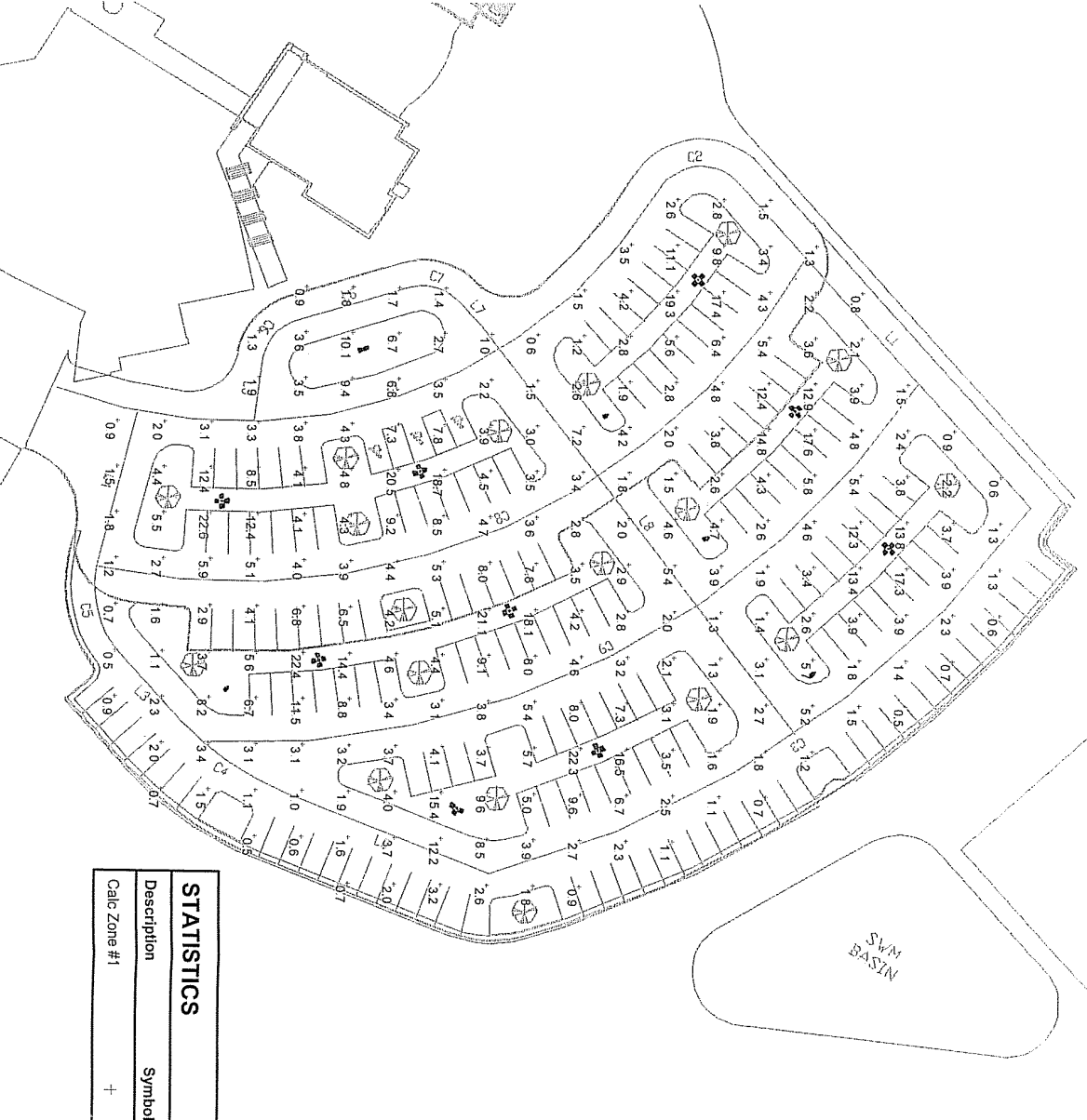
**CLIENT**  
C.D.M.

**LOCATION**  
Blacksburg, Virginia

**REVISIONS**

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| 1   |      |          |    |
| 2   |      |          |    |
| 3   |      |          |    |
| 4   |      |          |    |
| 5   |      |          |    |
| 6   |      |          |    |
| 7   |      |          |    |
| 8   |      |          |    |
| 9   |      |          |    |
| 10  |      |          |    |
| 11  |      |          |    |
| 12  |      |          |    |
| 13  |      |          |    |
| 14  |      |          |    |
| 15  |      |          |    |
| 16  |      |          |    |
| 17  |      |          |    |
| 18  |      |          |    |
| 19  |      |          |    |





# STATISTICS

| Description  | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|--------------|--------|--------|---------|--------|---------|---------|
| Calc Zone #1 | +      | 4.9 fc | 22.6 fc | 0.5 fc | 45.2:1  | 9.9:1   |